

RESOLUTION NO. OB 2012-3

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED LA HABRA REDEVELOPMENT AGENCY DIRECTING THE SUCCESSOR AGENCY TO TRANSFER (1) OWNERSHIP OF CERTAIN ASSETS AND PROPERTIES OF THE DISSOLVED REDEVELOPMENT AGENCY TO THE CITY OF LA HABRA PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34179 AND 34181; (2) OWNERSHIP OF CERTAIN HOUSING ASSETS AND PROPERTIES TO THE CITY OF LA HABRA HOUSING AUTHORITY PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 34177 AND 34181.

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of La Habra ("Successor Agency") elected to become the successor agency to the La Habra Redevelopment Agency ("Agency") by Resolution No. 5508 on January 12, 2012; and

WHEREAS, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

WHEREAS, the Oversight Board is the Successor Agency's oversight board pursuant to Health and Safety Code section 34179(a); and

WHEREAS, pursuant to Health and Safety Code section 34177(e), the Successor Agency is responsible for disposing assets and properties of the dissolved Agency, as directed by the Oversight Board, expeditiously and in a manner aimed at maximizing value, provided, however, that pursuant to Health and Safety Code section 34181(a), the Oversight Board may instead direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset; and

WHEREAS, Attachment 1 to this Resolution provides a list of all Agency assets or properties constructed or used for a governmental purpose, to be transferred by the Successor Agency to the City of La Habra; and

WHEREAS, pursuant to Health and Safety Code section 34176, the City of La Habra, as the entity that authorized the creation of the Agency, elected not to retain the housing assets and functions previously performed by the Agency, and instead elected to transfer all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the Agency, excluding any amounts on deposit in the Low and Moderate Income Housing Fund, to the City of La Habra Housing Authority ("Authority"), as provided in Resolution No. 5509 adopted on January 17, 2012; and

WHEREAS, pursuant to Health and Safety Code section 34177(g), the Successor Agency is required to effectuate the transfer of housing functions and assets to the appropriate entity designated pursuant to Health and Safety Code section 34176; and

WHEREAS, a list of all Agency housing assets to be transferred by the Successor Agency to the Authority is included in Attachment 1; and

WHEREAS, pursuant to Health and Safety Code section 34177(l), the Successor Agency has submitted, for Oversight Board approval, a Recognized Obligation Payment Schedule ("ROPS") setting forth the debts and obligations of the dissolved Agency which need to be paid, including debts and obligations related to housing projects to be paid from the Housing Fund; and

WHEREAS, pursuant to Health and Safety Code section 34181(c), the Oversight Board is to direct the Successor Agency to transfer housing responsibilities and all rights, powers, duties and obligations along with any amounts on deposit in the Low and Moderate Income Housing Fund to the appropriate entity pursuant to Health and Safety Code section 34176.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The transfer of assets to the City of La Habra and the housing assets and functions to the Authority through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Oversight Board Secretary is authorized and directed to file a Notice of Exemption with the appropriate official of the County of Orange, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Transfer of Assets and Properties to the City. The Oversight Board hereby directs the Successor Agency to transfer the assets or properties of the dissolved Agency, constructed or used for a governmental purpose, pursuant to any existing agreements, set forth in Attachment 1 attached to this Resolution, to the City of La Habra, pursuant to Health and Safety Code sections 34177 and 34181.

Section 4. Transfer of Housing Assets. The Oversight Board hereby designates the assets set forth in Attachment 1 attached to this Resolution as the housing assets of the dissolved Agency to be transferred to the Authority, and directs the transfer of such housing assets by the Successor Agency, along with the transfer of all rights, powers, liabilities, duties and obligations associated with the housing activities of the

dissolved Agency, to the Authority, pursuant to Health and Safety Code sections 34176, 34177 and 34181.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Certification. The Oversight Board Secretary shall certify to the adoption of this Resolution.

Section 7. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the dissolved La Habra Redevelopment Agency on the 12th day of April, 2012.



Oversight Board Chair

ATTEST:



Roy Ramsland, Acting La Habra Oversight Board Secretary

STATE OF CALIFORNIA)
CITY OF LA HABRA) ss
COUNTY OF ORANGE)

I, Roy Ramsland, Acting Secretary for the Oversight Board of the Successor Agency to the dissolved La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. OB 2012-3 introduced and adopted at a meeting of the Oversight Board of the Successor Agency to the dissolved La Habra Redevelopment Agency held on the 12th day of April, 2012, by the following roll call vote:

AYES: BOARD MEMBER: WILLIAMS, PATTERSON, STEVES, SADRO,
HANNAH, BYERRUM

NOES: BOARD MEMBER: NONE

ABSTAIN: BOARD MEMBER: NONE

ABSENT: BOARD MEMBER: SHEPARD

Roy N. Ramsland Jr., Acting Oversight Board Secretary

Redevelopment Agency Owned Parcels

Legal Description

Name
Properties for Government Purchase

ADDRESS

APN

| | | | | | |
|--|----------------|------|------------|---|--|
| 1. Library Parking | 301 E La Habra | Bldg | 022-064-33 | P BK 151 PG 10 PAR 1 | |
| 2. Police Department/Civic Ctr Parking | 101 E La Habra | Bldg | 022-076-27 | TR 31 LOT 13 ALL - EX 12 FT & ST - AND ALL - EX STS - LOT 14 | |
| 3. Police Department/Civic Ctr Parking | 111 E La Habra | Bldg | 022-076-10 | TR 31 LOT 12 W 14.3 FT (AND E 10.7 FT LOT 13) | |
| 4. Police Department/Civic Ctr Parking | 127 E La Habra | Bldg | 022-076-08 | TR 31 LOT 12 E 26 FT | |
| 5. Civic Center/Downtown Parking | 407 E First | SL | 022-171-08 | P BK 154 PG 48 PAR 3 | |
| 6. Civic Development Center | 215 N Euclid | SL | 022-062-27 | TR 85 LOTS 1 & 2 | |
| 7. Community Center/Parking | 115 W La Habra | Bldg | 022-083-28 | RHODES ADDITION ALL LOTS 16, 17, AND 18 LA HABRA HOME TRACT ALL LOTS 7, 8, 9 | |
| 8. Community Center/Parking | 121 W La Habra | Bldg | 022-083-29 | RHODES ADDITION ALL LOTS 1 THRU 11 INCL. AND PROT LOT 12 OF 34D TRACT, AL SOLA HABRA HOMES TRACT LOT 8 AND FOR LOT 6 OF 34D T | |
| 9. Community Center/Parking | 135 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| 10. Community Center/Parking | 141 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| 11. Community Center/Parking | 147 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| 12. Community Center/Parking | 155 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| 13. Community Center/Parking | 163 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| 14. Community Center/Parking | 169 W La Habra | Bldg | | "SAME AS ABOVE COMBINED APN" | |
| Properties for Housing Authority | | | | | |
| 15. Future Habitat for Humanity Site | 520 E La Habra | Bldg | 022-201-26 | TR 243 LOT 3 (E 36 FT LOT 3) | |
| 16. Future Habitat for Humanity Site | 522 E La Habra | Bldg | 022-201-27 | TR 243 LOT 3 ALL - (EX E 36 FT) | |
| 17. Future Habitat for Humanity Site | 528 E La Habra | Bldg | 022-201-01 | N TR 243 LOT 1 | |
| 18. NHS Affordable Housing Project | 607 E La Habra | Bldg | 303-125-17 | TR 182 LOT 4/5/6 | |
| 19. NHS Affordable Housing Project | 613 E La Habra | Bldg | 303-125-18 | N TR 182 LOT 3 | |

RESOLUTION NO. 2014-6

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR FORWARDING TO THE OVERSIGHT BOARD AND SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of La Habra became the Successor Agency to the former La Habra Redevelopment Agency ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan addressing the future disposition and use of all real property of the former La Habra Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Long Range Property Management Plan to the Oversight Board and the State of California Department of Finance for review and approval no later than six months following the issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Oversight Board, on August 1, 2014, approved submittal of a draft Long Range Property Management Plan to the State Department of Finance containing all the information required by Health and Safety Code Section 34191.5; and

WHEREAS, the State Department of Finance, through a collaborative process with City staff, has directed that the draft Long Range Property Management Plan be revised to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and

WHEREAS, the Long Range Property Management Plan has been revised and staff now seeks direction from the Successor Agency to submit the final Long Range Property Management Plan to the Oversight Board and the Department of Finance.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Long Range Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA"). The Successor Agency Secretary is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of Orange, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Long Range Property Management Plan. The Successor Agency hereby approves the revised Long Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A."

Section 4. Transmittal of Long Range Property Management Plan. The Successor Agency staff is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with all applicable laws regarding the Long Range Property Management Plan, including submitting the revised Long Range Property Management Plan to the Oversight Board for their approval and submittal to the State of California Department of Finance for review and approval and posting the of the Long Range Property Management Plan on the Successor Agency's website.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting the Successor Agency to the La Habra Redevelopment Agency on the 20th day of October, 2014.



Tom Beamish, Successor Agency Chair

ATTEST:



Tamara D. Mason, MMC, Secretary

STATE OF CALIFORNIA)
CITY OF LA HABRA) ss
COUNTY OF ORANGE)

I, Tamara Mason, Secretary of the Successor Agency to the La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2014-6 introduced and adopted at a meeting of the Successor Agency to the La Habra Redevelopment Agency held on the 20th day of October, 2014, by the following roll call vote:

AYES: DIRECTOR: GOMEZ, SHAW, ESPINOZA, BLAZEY, BEAMISH
NOES: DIRECTOR: NONE
ABSTAIN: DIRECTOR: NONE
ABSENT: DIRECTOR: NONE

Witness my hand and the official seal of the City of La Habra this 20th day of October, 2014.


Tamara D. Mason, MMC, Secretary

EXHIBIT "A"

LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this cover page]



**City of La Habra
Successor Agency**

Long Range Property Management Plan



Redevelopment Wind-Down

La Habra City Council Elected to Serve As Successor Agency to the former La Habra Redevelopment Agency

Adopted by Resolution No. 5508 on January 13, 2012

La Habra Housing Authority Elected to Serve as Housing Successor Agency to the former La Habra Redevelopment Agency

Adopted by Resolution No. 5509 on January 13, 2012

Characterize Real Property Assets





Statutory Transfer of Assets

Health and Safety Code Section 34175(b)

All assets, properties, contracts, leases, books and records, building and equipment of the former redevelopment agency are transferred on February 1, 2012 (per Supreme Court) to the control of the Successor Agency.

Health and Safety Code Section 34176(b)

If a city...does not elect to retain the responsibility for performing housing functions..., all rights, powers, assets, liabilities, duties, and obligations associated with housing activities of the agency, excluding any amounts in the Low and Moderate Income Housing Funds, shall be transferred as follows:

- 3) Where there is more than one local housing authority in the territorial jurisdiction of the former redevelopment agency, to the local housing authority selection by the City...



Properties for Government Purposes

Health and Safety Code 34177(e) & 34181(a)

Allows for Transfer of ownership of former RDA properties to City if intent was for “government purposes” if approved by Oversight Board and not effective for three business days, pending a request for DOF Review

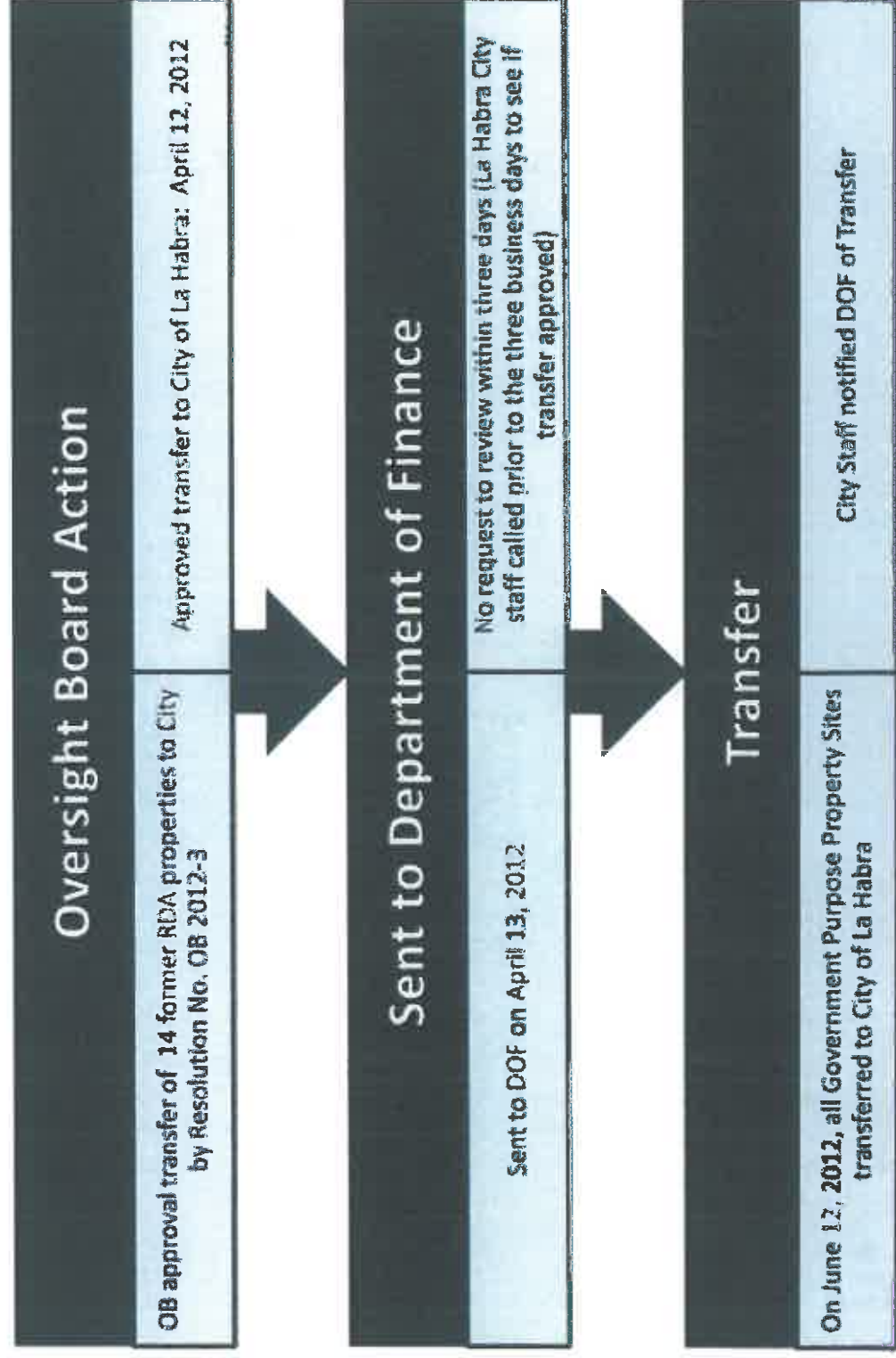
Government Purpose Property Sites: 4

Date Transferred to City of La Habra: June 14, 2012



Properties for Government Purposes

Transfer Process





| Number | Property Type | Permissible Use | Address | APN | Lot Size | Current Zoning |
|--------|----------------------|------------------|-----------------------|------------|------------|----------------|
| 1 | Parking Lot/Building | Governmental Use | 101 E. La Habra Blvd. | 022-075-27 | 0.18 Acres | SP-1 |
| 2 | Parking Lot/Building | Governmental Use | 111 E. La Habra Blvd. | 022-075-10 | 0.06 Acres | SP-1 |
| 3 | Parking Lot/Building | Governmental Use | 127 E. La Habra Blvd. | 022-075-09 | 0.07 Acres | SP-1 |



Police Department/Civic Center Parking

101-127 East La Habra Boulevard





| Number | Property Type | Permissible Use | Address | APN | Lot Size | Current Zoning |
|--------|-----------------|------------------|-------------------|------------|------------|----------------|
| 4 | Public Building | Governmental Use | 215 N. Euclid St. | 022-062-27 | 0.31 Acres | R-1 |



Child Development Center

215 North Euclid Street





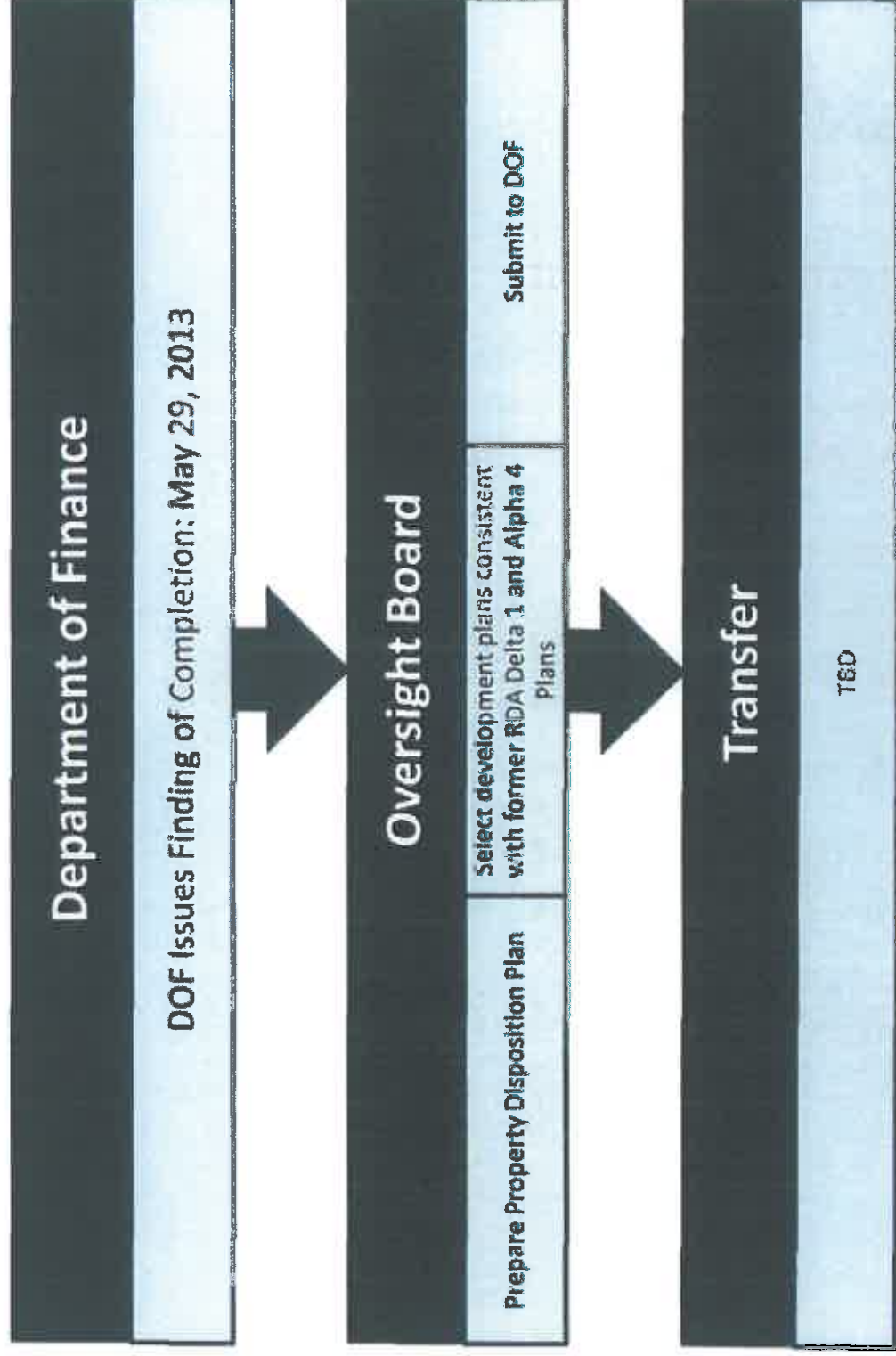
Properties for Other Purposes

Health and Safety Code 34191.5 (c)(2)(A)
Other Purpose Property Sites: 3

Date of Transfer: To Be Determined

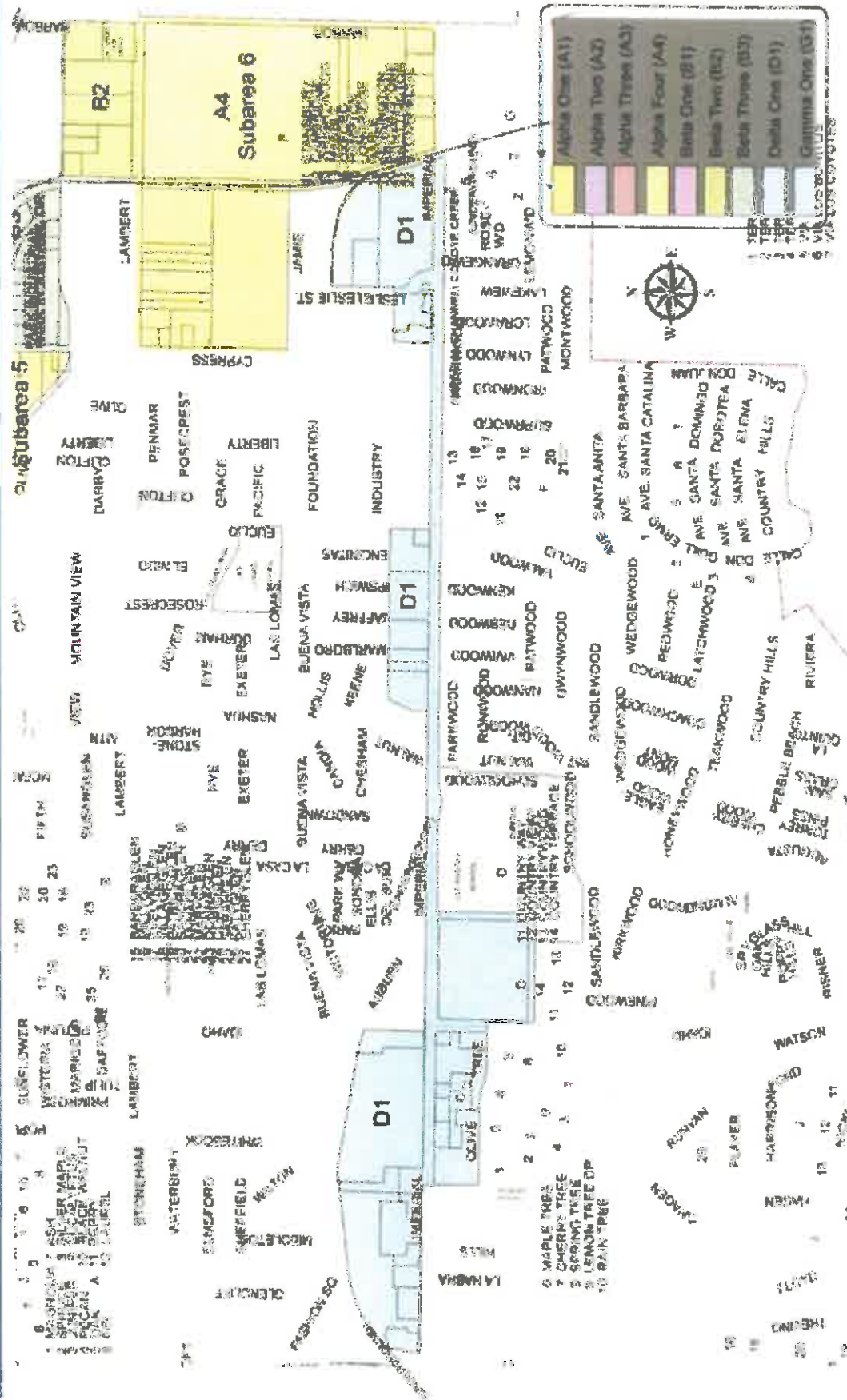


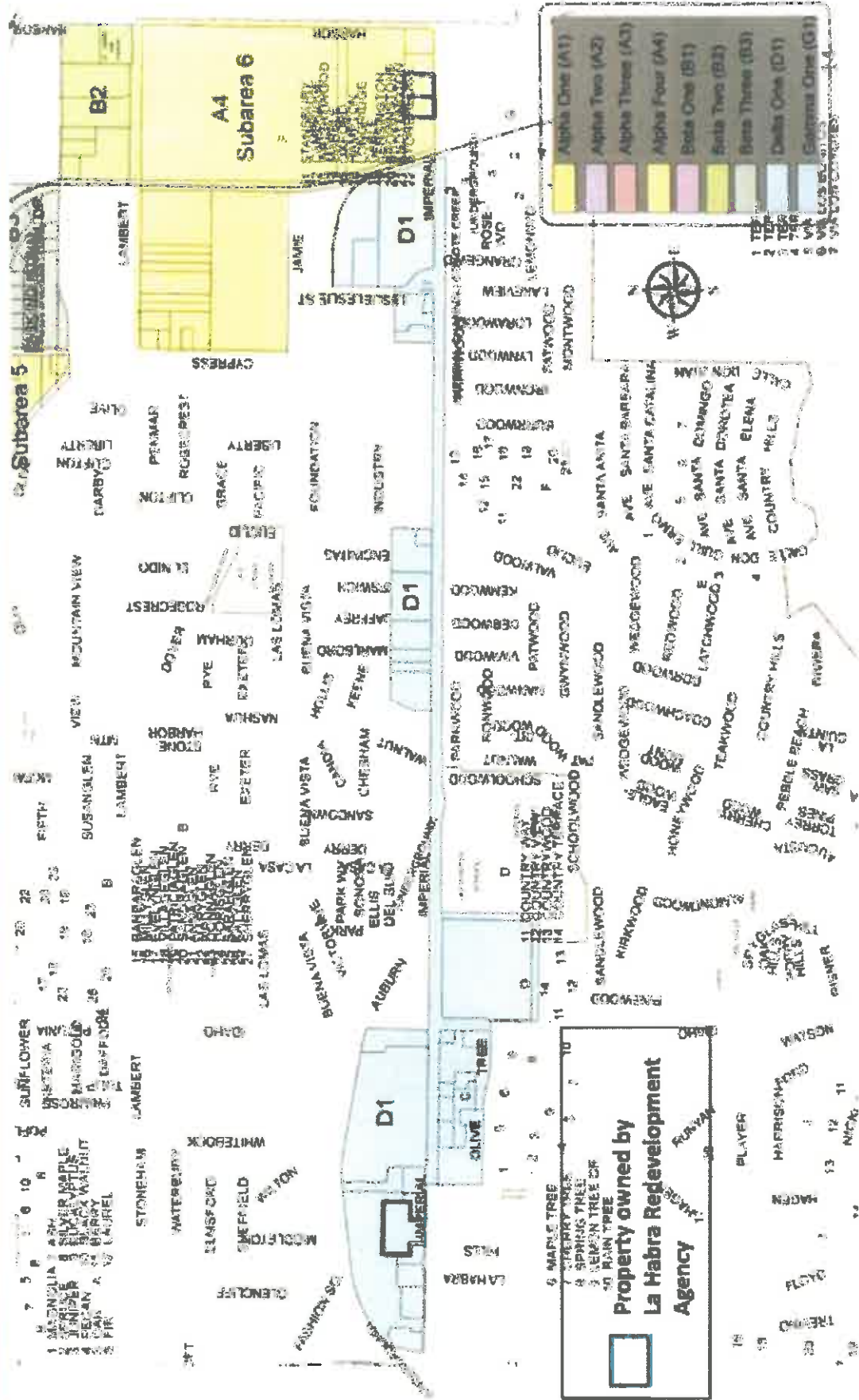
Properties for Other Purposes Transfer Process





Delta One & Alpha 4 Area





Successor Agency Property of former La Habra RDA Aerial

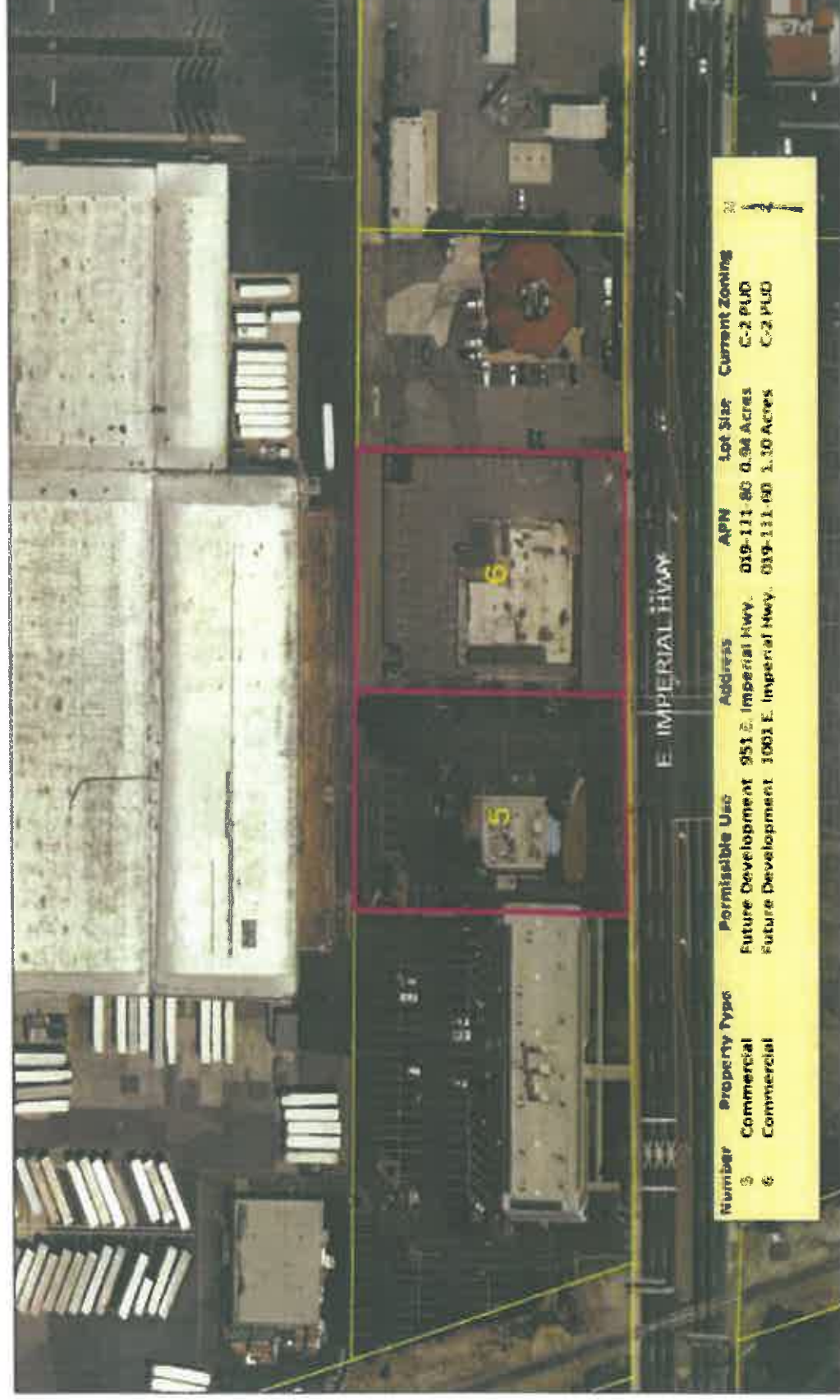


 Property owned by La Habra Redevelopment Agency



Successor Agency Property

951 & 1001 E. Imperial Highway





Successor Agency Property

951 & 1001 E. Imperial Highway





Proposed Plans of Former RDA Properties

Imperial & Harbor





ICI Development Company Proposal

Imperial and Harbor Retail Center

Land assemble
entire corner
for best use

In Former Alpha
Four
Redevelopment
Area

Add two former
RDA parcels to
the land
assembly
process

Proposed
partnership for
revitalization



ICI Development Company

Proposal/Proposed Land Assembly







DJM Capital Partners Proposal

La Habra Marketplace

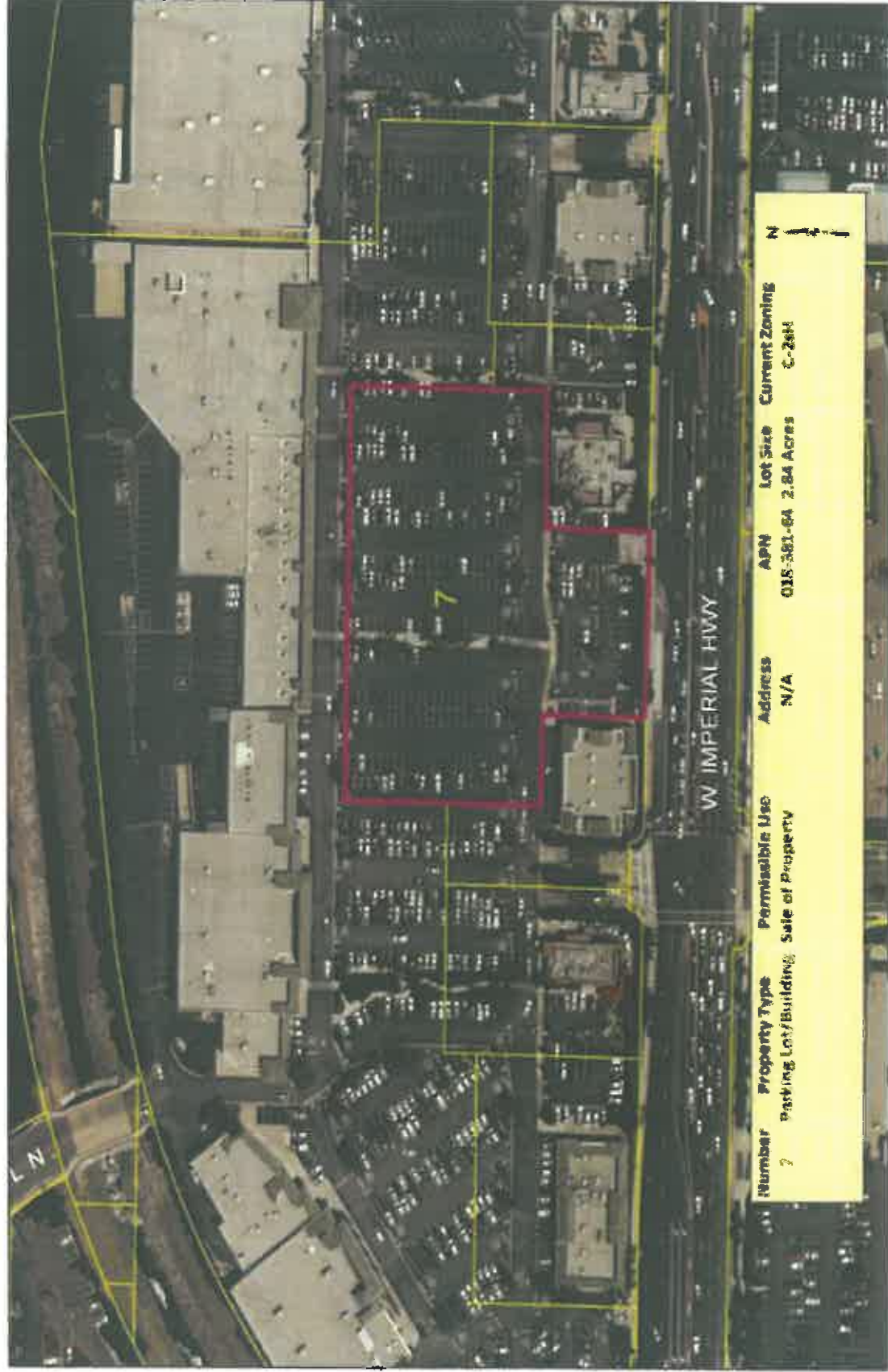
Existing
Disposition &
Development
Agreement

In Former
Delta One
Redevelopment
Area

Parking lot to
be used as
outlined in the
DDA to extend
parking to the
Marketplace



La Habra Marketplace Parking Lot



| Number | Property Type | Permissible Use | Address | APH | Lot Size | Current Zoning |
|--------|----------------------|------------------|---------|------------|------------|----------------|
| 7 | Parking Lot/Building | Sale of Property | N/A | 015-381-6A | 2.84 Acres | C-24H |



La Habra Marketplace Parking Lot





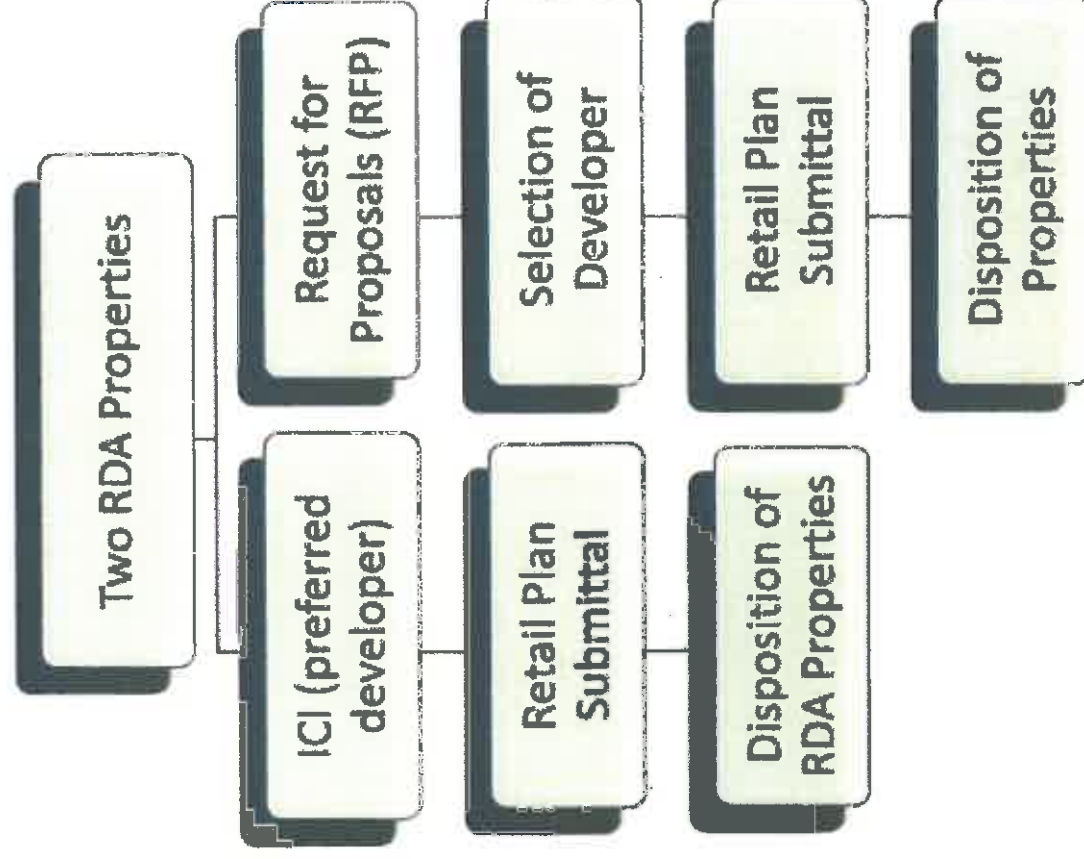
La Habra Marketplace Parking Lot

Adjacent Properties





Property Disposition Process





Define Expeditious and Maximize Value

Dispose Expeditiously while Maximizing Value:
Ambiguous and Contradictory Terms

Expeditiously

- County Oversight Board replaces La Habra Oversight Board on July 2, 2016
- Four years is reasonably expeditious and mitigates negative impacts of forced sale on value

Maximizing Value

- Land Sale Proceeds
- Increase Assessed Value
 - Sell at Fair Market Price
 - Complete Current Development where feasible
 - Minimize Asset Management Costs



Negotiations with Third Parties

Continue negotiations with goal:

Sell at Fair Market Price

- MAI (Member of the Appraisal Institute) Appraisal
- Economist Opinion of Value

Compel
Current
Development

RESOLUTION NO. 2015-3

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE SECOND REVISION TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR FORWARDING TO THE OVERSIGHT BOARD AND SUBMITTAL TO THE STATE DEPARTMENT OF FINANCE

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of La Habra became the Successor Agency to the former La Habra Redevelopment Agency ("Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan (LRPMP) addressing the future disposition and use of all real property of the former La Habra Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance (DOF) for review and approval no later than six months following the issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Oversight Board, on August 1, 2013, approved submittal of a draft Long Range Property Management Plan to the State Department of Finance containing all the information required by Health and Safety Code Section 34191.5; and

WHEREAS, on October 20, 2014, the Successor Agency to the La Habra Redevelopment Agency considered first revised Long Range Property Management Plan (LRPMP) to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and all the information required by Health and Safety Code Section 34191.5 and approved its transmittal to the Oversight Board for approval and submission to the California State Department of Finance (DOF); and

WHEREAS, on October 30, 2014, the Oversight Board concurred with the Successor Agency and approved the first revision to the Long Range Property Management Plan to reflect only those property assets that are government purpose properties, properties retained for future development, and properties which must be sold; and all the information required by Health and Safety Code Section 34191.5 for forwarding to the State Department of Finance; and

WHEREAS, over the past several months the State Department of Finance, through a collaborative process with City staff, has directed that the revised Long Range Property Management Plan be revised in the following sections: Estimated Current Value of the Assets/Parcels; Value at Time of Purchase; Date of Estimated Current Value; Annual Estimated Income/Revenue from Current Assets; Proposed Sale Date; Proposed Sale Value; and clarification on the Intended Use of the Properties held for Future Development that will now be sold (for sale); and

WHEREAS, in accordance with Health and Safety Code Section 34191.5 (c) (2) (b), the proceeds from sale of properties not determined to be for governmental purpose will be distributed to the Affected Taxing Entities (ATE's), or used to pay enforceable obligations; and

WHEREAS, the City will comply with Health and Safety Code Section 34180 (f) (1), with a good faith effort to negotiate a compensation agreement with the Affected Taxing Entities (ATE's) to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained; and

WHEREAS, the Second Revised Long Range Property Management Plan has been modified per the direction of the DOF, staff now seeks direction from the Successor Agency to submit the Second Revised Long Range Property Management Plan to the Oversight Board and the Department of Finance for approval.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE LA HABRA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the Second Revised Long Range Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA"). The Successor Agency Secretary is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of Orange, California, within five (5) days following the date of adoption of this Resolution.


Section 3. Approval of Second Revised Long Range Property Management Plan. The Successor Agency hereby approves the Second Revised Long Range Property Management Plan, in substantially the form attached to this Resolution as "Attachment 1".

Section 4. Transmittal of Second Revised Long Range Property Management Plan. The Successor Agency staff is hereby authorized and directed to

take any action necessary to carry out the purposes of this Resolution and comply with all applicable laws regarding the Long Range Property Management Plan, including submitting the Second Revised Long Range Property Management Plan to the Oversight Board for their approval and submittal to the State of California Department of Finance for review and approval and posting the Second Revised Long Range Property Management Plan on the Successor Agency's website.

Section 5. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the La Habra Redevelopment Agency on the 20th day of July, 2015.


Michael Blazey, Successor Agency Chair

ATTEST:


Tamara D. Mason, MMC, Secretary

STATE OF CALIFORNIA)
CITY OF LA HABRA) ss
COUNTY OF ORANGE)

I, Tamara Mason, Secretary of the Successor Agency to the La Habra Redevelopment Agency, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2015-3 introduced and adopted at a meeting of the Successor Agency to the La Habra Redevelopment Agency held on the 20th day of July, 2015, by the following roll call vote:

| | | |
|----------|-----------|--|
| AYES: | DIRECTOR: | GOMEZ, BEAMISH, ESPINOZA, SHAW, BLAZEY |
| NOES: | DIRECTOR: | NONE |
| ABSTAIN: | DIRECTOR: | NONE |
| ABSENT: | DIRECTOR: | NONE |

Witness my hand and the official seal of the City of La Habra this 20th day of July, 2015.


Tamara D. Mason, MMC, Secretary

ATTACHMENT 1

LONG-RANGE PROPERTY MANAGEMENT PLAN

[Attached behind this cover page]

Successor Agency: City of La Habra
County: Orange

ATTACHMENT #1

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

| HSC 34191.5 (c)(2) | | | | HSC 34191.5 (c)(1)(A) | | | | SALE OF PROPERTY | | HSC 34191.5 (c)(1)(B) | |
|--------------------|----------------------|------------------|--|-----------------------|---------------------------|-------------------------|------------------------------|---------------------------------|------------------------------------|-----------------------|---|
| No. | Property Type | Permissible Use | Permissible Use Detail | Acquisition Date | Value at Time of Purchase | Estimated Current Value | Value Basis | Date of Estimated Current Value | Proposed Sale Value | Proposed Sale Date | Purpose for which property was acquired |
| 1 | Parking Lot/Building | Governmental Use | Gov't use parking for civic center | 9/20/2002 | \$ 325,000 | \$0 | Market | Sep-02 | \$0.00 | transferred to city | Police Department Civic Center Parking |
| 2 | Parking Lot/Building | Governmental Use | Gov't use parking for civic center | 9/20/2002 | included in above price | \$0 | Market | Sep-02 | \$0.00 | transferred to city | Police Department Civic Center Parking |
| 3 | Parking Lot/Building | Governmental Use | Gov't use parking for civic center | 9/20/2002 | included in above price | \$0 | Market | Sep-02 | \$0.00 | transferred to city | Police Department Civic Center Parking |
| 4 | Public Building | Governmental Use | Gov't use by City for Child Dev. Center facility | 4/21/2008 | \$ 22,500 | \$2,500,000 | Market | Apr-08 | \$0.00 | transferred to city | Child Development Ctr. |
| 5 | Commercial | Sale of Property | Approved RDA Plan | 7/23/2010 | \$ 1,450,000 | \$2,720,000 | Appraised | Sep-14 | \$2,720,000 | Summer 2015 | Redevelopment project area |
| 6 | Commercial | Sale of Property | Approved RDA Plan | 9/11/2007 | \$ 3,000,000 | included in value above | Appraised | Sep-14 | included in the parcel value above | Summer 2015 | Redevelopment project area |
| 7 | Parking Lot/Building | Sale of Property | Approved RDA Plan | 5/30/1939 | \$ 2,500,000 | \$2,500,000 | Market Rates Debt Obligation | Feb-80 | \$2,500,000 | Unknown | La Habra Marketplace Parking |

Successor Agency: City of La Habra
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

| HSC 34191.5 (G)(2) | | HSC 34191.5 (G)(3) | | HSC 34191.5 (G)(4) | | HSC 34191.5 (G)(5) | | HSC 34191.5 (G)(6) | | HSC 34191.5 (G)(7) | | HSC 34191.5 (G)(8) | |
|--------------------|----------------------|--------------------|--------------------------|--------------------|------------|--------------------|------------------------------------|----------------------------|--|---|--|--|--|
| No. | Property Type | Permissible Use | Address | APN # | Lot Size | Current Zoning | Estimate of Current Parcel Value | Estimate of Income/Revenue | Contractual requirements for use of income/revenue | History of environmental contamination, studies, and/or remediation, and designation as a brownfield site | Description of property's potential for transit oriented development | Advancement of planning objectives of the successor agency | |
| 1 | Parking Lot/Building | Governmental Use | 101 E. La Habra Blvd | 022-07-5-27 | 0.18 Acres | SP-1 | \$0 | none | none | none | none | none | |
| 2 | Parking Lot/Building | Governmental Use | 111 E. La Habra Blvd | 022-07-5-10 | 0.08 Acres | SP-1 | \$0 | none | none | none | none | none | |
| 3 | Parking Lot/Building | Governmental Use | 127 E. La Habra Blvd | 022-07-5-08 | 0.07 Acres | SP-1 | \$0 | none | none | none | none | none | |
| 4 | Public Building | Governmental Use | 215 N. Euclid St. | 022-08-2-27 | 0.31 Acres | R-2 | \$2,500,000 | none | none | none | none | none | |
| 5 | Commercial | Sale of Property | 551 E. Imperial Highway | 018-11-1-80 | 0.94 Acres | C-2 PUD | \$2,220,000 | \$57,800 | none | none | none | none | |
| 6 | Commercial | Sale of Property | 1001 E. Imperial Highway | 019-11-1-90 | 1.10 Acres | C-2 PUD | Included in the parcel value above | Included in value above | none | none | none | none | |
| 7 | Parking Lot/Building | Sale of Property | n/a | 018-38-1-64 | 2.84 Acres | C-2a | \$2,500,000 | none | none | none | none | none | |

Successor Agency: City of La Habra
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

| HSC 34191.5 (c)(2) | | HSC 34191.5 (c)(1)(H) | |
|--------------------|----------------------|-----------------------|--|
| No. | Property Type | Permissible Use | History of previous development purposes and activity |
| 1 | Parking Lot/Building | Governmental Use | parking lot |
| 2 | Parking Lot/Building | Governmental Use | parking lot |
| 3 | Parking Lot/Building | Governmental Use | parking lot |
| 4 | Public Building | Governmental Use | public building |
| 5 | Commercial | Sale of Property | commercial building |
| 6 | Commercial | Sale of Property | commercial building |
| 7 | Parking Lot/Building | Sale of Property | Required parking lot for a commercial shopping center, per City municipal code |